BOARD OF LOCAL IMPROVEMENTS DOWNERS GROVE SANITARY DISTRICT

PROPOSED AGENDA April 20, 2021 6:00 p.m.

- I. Approve Minutes of December 15, 2020
- II. Public Comment
- III. P701: 6149 Janes Avenue Single Family Home Sewer Main Extension
- IV. P702: 221 W. 59th Street Single Family Home Sewer Main Extension

PLEASE NOTE:

President Kenneth J. Rathje of the Downers Grove Sanitary District Board of Local Improvements has determined, in compliance with Senate Bill 2135 signed into law by Governor Pritzker on June 12, 2020, the following:

- 1) The Governor has issued a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and
- 2) That an in-person meeting for this special meeting of the District's Board of Local Improvements scheduled to take place on Tuesday, April 20, at 6:00 p.m. is not practical or prudent because of a disaster.

The District shall comply will all other Open Meetings Act provisions referenced in Senate Bill 2135 in the holding of its special Board of Local Improvements meeting on April 20, at 6:00 p.m.

Therefore, in accordance with Senate Bill 2135, this Board meeting will be conducted electronically through Zoom. Public may virtually attend this meeting using any of the links or phone numbers provided below.

You are invited to a Zoom webinar.

When: Apr 20, 2021 06:00 PM Central Time (US and Canada)

Topic: April BOLI Meeting

Please click the link below to join the webinar:

https://us02web.zoom.us/j/82917465855?pwd=UDMvU3FxODJwbzcwMmpjQWFsTzltdz09

Passcode: 128491 Or One tap mobile :

US: +13126266799,,82917465855#,,,,*128491# or +16465588656,,82917465855#,,,,*128491#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669

900 9128

Webinar ID: 829 1746 5855

Passcode: 128491

International numbers available: https://us02web.zoom.us/u/kngYSvZne



BOARD OF LOCAL IMPROVEMENTS MINUTES

December 15, 2020

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, December 15, 2020. The meeting was held virtually online through Zoom, a video conferencing app. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Amy R. Underwood, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Keith W. Shaffner and Attorney Michael G. Philipp. Trustee Amy E. Sejnost and Staff Engineer Alex Bielawa attended virtually as a members of the public. President Rathje called the meeting to order at 6:00 p.m.

Determination to Hold Meeting Virtually

In accordance with Illinois Senate Bill 2135, signed into law by Governor Pritzker on June 12, 2020, Board Member Rathje, as President of the District's Board of Local Improvements has determined the following: (1) that due to the Governor issuing a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and (2) that an in-person meeting is not practical or prudent because of the disaster. As a result, this special Downers Grove Sanitary District Board of Local Improvements meeting shall be held virtually and in doing so shall comply with all other Open Meetings Act provisions referenced in Illinois Senate Bill 2135.

Minutes of July 21, 2020 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes of the meeting held on July 20, 2020. The motion carried.

Public Comment - None

P700 – 5117 Fairview Ave., Downers Grove

The Board reviewed a request for sanitary sewer service from Craig Ross of Ross Builders Inc., developer, for a three story, 18 unit residential building on a 0.88 gross acre parcel at 5117 Fairview Ave., Downers Grove. The property is within the District's Facilities Planning Area, and is within the District's current corporate limits. The existing commercial building on this property will be disconnected from the Sanitary District main and demolished. The proposed use will generate an estimated wastewater flow of 5,400 gallons per day or a density of 61 PE per acre. The District's design allocation for this site is 25 PE per acre. The flow estimate is based on 18 two bedroom residential units. The flow factor is 300 gallons per day for each two bedroom unit. Service can be provided to this project by connect to the Sanitary District sewer located in 2nd Street to the South of the project. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. A motion was made by Scacco seconded by Jungwirth approving this request subject to receipt of Illinois EPA permit, to a maximum flow of 5,400 gallons per day, receipt of an Illinois EPA permit, construction of necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances, and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Upon a motion motion carried.	by Jungwirth	seconded	by	Scacco,	the	meeting	was	adjourned	at	6:17	p.m.	The
Approved: Apri	1 20, 2021											
						sident						
Attest:					Pre	sident						
Cach												

BOARD OF LOCAL IMPROVEMENTS April 15, 2021 STAFF BRIEFING

P701: 6149 Janes Avenue, Downers Grove

REQUEST:

Steven Bekstas, Developer, is requesting sanitary sewer service for a new single family home on a 0.36 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 350 gallons per day, which is the standard flow estimate for a single family home. This would result in a density of 9.7 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on Janes Avenue. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DATE 3/9/2)

P701

DOWNERS GROVE SANITARY DISTRICT 2710 CURTISS STREET DOWNERS GROVE, ILLINOIS 60515 (630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location 6149 JANES AV, DOWNERS GROVE, IL
Legal Description Lot 11 Block 410 Subdivision DOWNERS GROVE PARK
P.I.N 0813410010
Name of Owner on Deed Investa Inc Phone No. 773 875 2631
Developer Investa In Phone No. 773 875 2631
Name of Person Making Request Steven Valletos Phone No. 773 875 2631
Email: Stevens bok (a) g(min). LOM
Address (we will be sending information regarding this request; please be sure address is legible)
10831 Major ove Allero Widge, 16 60415
This Applicant's Interest in This Property 6149 Jowes are Mounts 6 rove, 16 6 (Owner/Developer/Beneficiary Land Trust, etc.)
Number of Acres Involved 0.17 Present Zoning R-4 Proposed Zoning N/A
Is the Property (A) Improved /c \(\sqrt{\text{Uacant}} \)
(A) If Improved, Describe Improvements New smalle Family residents
Number & Type of Units / 51 ng le Form ly Mont
(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe New Single Family House
Number & Type of Units NOT Apply
Estimated Starting Date of Project
If You Propose to Annex to a Community, Which One not apply
NOTE: If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day
 - **SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS**

Downers Grove Sanitary District Board of Local Improvements 6149 Janes Avenue P701



Legend

Sanitary Manholes

→ Sanitary Sewer

DGSD Boundary





PLAT OF SURVEY **GRAPHIC SCALE** LOT 11 IN BLOCK 14 IN DOWNERS GROVE PARK, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 13. TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD (IN FEET) PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1927 IN 1 in. = 20 ft.BOOK 17 OF PLATS, PAGES 23 AND 33, AS DOCUMENT 232126, IN DUPAGE COUNTY, ILLINOIS. P.I.N.: 08-13-410-010 AREA OF PARCEL: 7,365 S.F. Lot 12 COMMON ADDRESS: Adjacent -Fence Corner is Residence 6149 JANES AVE. Fence Corner is 0.2' North 0.1' North & 0.2' East DOWNERS GROVE, IL 60516 133.83 N 87°41'07" E Janes Avenue (80' Right-Of-Way) 55.00 Utility 11 Lot Lot 10 7,365 S.F. (0.169 Ac.) 02°30'04" Public N 02°20'41" W (Vacant) ,0 -Fence Corner is 0.3' East 133.98 THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL. N 87°41'06" E Found Iron Pipe STATE OF ILLINOIS COUNTY OF DUPAGE S.S. Power Pole -Found Iron Pipe -Street Light THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, AND AT ONCE REPORT Edge of Asphalt Pavement ANY DIFFERENCE. BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON THE DOCUMENTS PROVIDED TO US. REFER TO YOUR DEED OR TITLE POLICY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND 62nd Street ARE SO INDICATED FOR INTERIOR ANGLES ONLY (66' Right-Of-Way)

NOTE: 8" SNOW COVER AT TIME OF FIELD WORK (2/19/21). © Copyright, 2021 C. M. Lavoie & Associates, Inc.

= Overhead wires

PREPARED FOR: AZCO BUILDERS



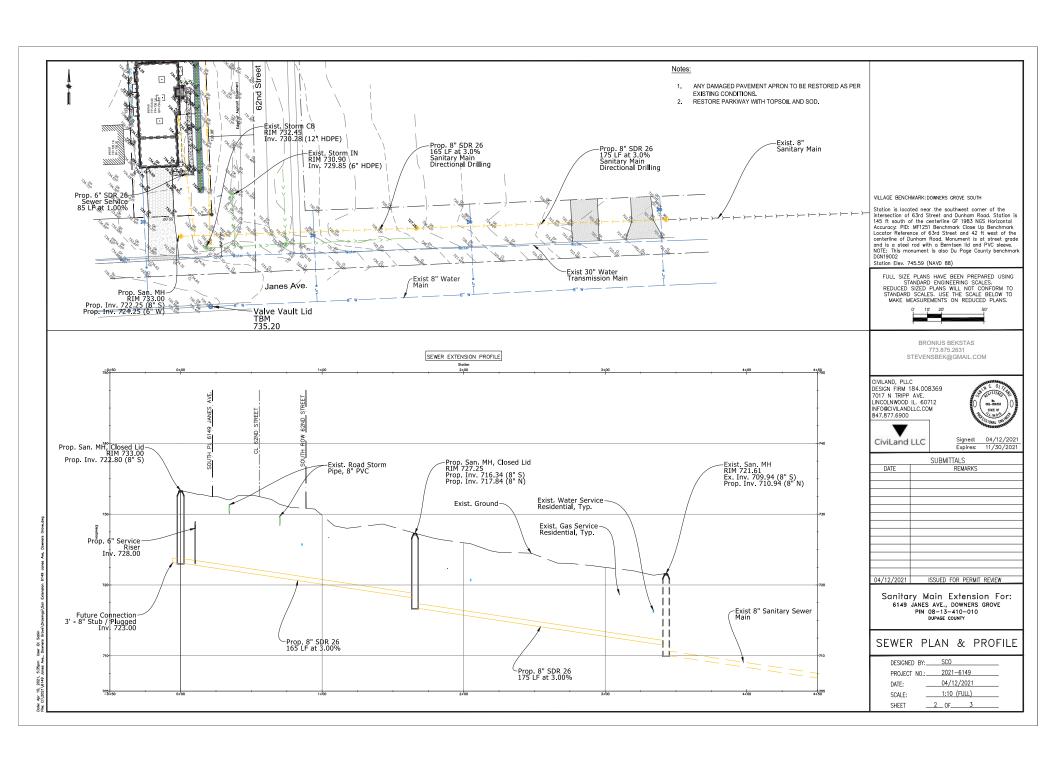
_	C.M. Lavoie & Associates, Inc
	Consulting Civil Engineering
	& Land Surveying
$ abla^{'}$	825 N. Cass Avenue, Suite 10
	Westmont, Illinois 6055
	phone: 630-381-081

CM LAVOIE & ASSOCIATES, INC. LICENSE TO BE RENEWED NOVEMBER 30, 2022

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3703

KEITH WETENDORF

g g	J0	B NUMBER: 21-132		DATE: 02-25-2021 SCALE: 1" = 20'				
g	DR.	AWN BY:	KaW	CHECKED BY: SB				
9	#	DATE		DESCRIPTION				
9								
´								



BOARD OF LOCAL IMPROVEMENTS April 15, 2021 STAFF BRIEFING

P702: 221 W. 59th Street, Downers Grove

REQUEST:

Doug Overstreet of Overstreet Builders, Developer, is requesting sanitary sewer service for a new single family home on a 0.76 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), but it is not within the District's current corporate limits. The proposed project is estimated to generate wastewater flows of 350 gallons per day, which is the standard flow estimate for a single family home. This would result in a density of 4.6 PE per acre, which is within the District's design allocation of 10 PE per acre for residential parcels.

SUMMARY:

Service can be provided to this property by extension of the District sewers located on 59th Street. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.



DATE _____

DOWNERS GROVE SANITARY DISTRICT 2710 CURTISS STREET DOWNERS GROVE, ILLINOIS 60515 (630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location				
Legal Description Lot	Block	S	subdivision	
			P.I.N	
Name of Owner on Deed			Phone No	
Developer			Phone No	
Name of Person Making Request	;		Phone No	
E mail:				
Address (we will be sending info	rmation regarding this	request; pl	ease be sure address is legible)	
This Applicant's Interest in This	Property(Owne	er/Develope	er/Beneficiary Land Trust, etc.)	
Number of Acres Involved	Present Zoni	ing	Proposed Zoning	
Is the Property (A) Improved _		(B) Vacant	
(A) If Improved, Describe Impr	ovements			
Number & Type of Units				
(B) If Vacant or Additional Imp	rovements or Remodel	ling Are Pro	oposed, Describe	
	Nı	ımber & T	ype of Units	
Estimated Starting Date of Project	zt			
If You Propose to Annex to a Co	mmunity, Which One			

- \underline{NOTE} : If this request is for
- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

Downers Grove Sanitary District Board of Local Improvements 221 W. 59th Street P702



Legend

Sanitary Manholes



DGSD Boundary





BOUNDARY AND TOPOGRAPHIC SURVEY PROFESSIONAL LAND SURVEYING, INC. 3080 OGDEN AVENUE SUITE 307 LISLE, ILLINOIS 60532 PHONE: 630—778—1757 PROF. DESIGN PRIM # 184-004196 E-MAIL: Info@platiols.com 0 10 20 SCALE: 1" = 20' PARCEL INDEX NUMBER 09-16-300-012 Sanitary Manhale — Rim=736.03 Inv.=724.11 W Inv.=723.48 SE/NW Storm Manhale — Rim=736.63 Inx=729.95 W STREET Inx=729.83 E STREET FOUND IRON ROD 12' PCO inlef Rim=735.63 Inv.=734.20 Fence Cor. 1.0' E. 1111 111111111 Fence Cor. 0.2 W. ×738.91 Fence End Q.J' E. (60) × 737.52 FOUND IRON PIPE ON LINE - Fence Cor. On Line ×15².7⁹ (48³×737.66 WEST LINE OF THE EAST -203-738.22 ٩ <0> Fence Cor. 0.3' N. & 2 FOUND IRON PIPE 0.6' S. & 0.2' W. NOTE: DUE TO HEAVY SNOW COVER AT TIME OF SURVEY SOME FEATURES MAY BE ADDROVIMATE AND FOR NOT SHOWN DUPAGE COUNTY BM DK3123 — BRASS DISK IN A CONCRETE TRAFFIC SIGNAL BASE LOCATED AT THE NORTHMEST CORNER OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. ELEVATION = 743.21 (NAVD 88) PLSI 01 - NGS OPUS PID BBDM17: CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS. CROSS CUT IN CONCRETE WALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON. SYMBOL LEGEND LEGAL DESCRIPTION - INLET T/F - TOP OF FOUNDATION THE EAST 100 FEET, EXCEPT THE SOUTH 297 FEET OF LOT 3 IN BLOCK 2 IN FARRICH ACRES, BEING A SUBDIVISION OF THE NORTH & OF THE SOUTHWEST'S (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPLE MEDIDAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 36816S, IN DUPAGE COUNTY, LILINOIS. WATER VALVE (UNLESS OTHERWISE NOTED) THIS SURVEY IS NOT VALID WITHOUT THE VEYOR'S ORIGINAL SIGNATURE IN BLUE INK A - HYDRANT Q − HYDRANT Ø − VALVE & VAULT † − POWER POLE Ø − BUFFALO BOX → FENCE LINE † − YARD DRAIN Z − STREET LIGHT ----- EXIST. CONTOURS ----- SANITARY SEWER STATE OF ILLINOIS) SS -w-- WATERMAIN -OHW-- OVERHEAD WIRES - DECIDUOUS TREE , LESS THAN 6* DIA. UNLESS OTHERWISE NOTED ROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF. - WELL - ELECTRIC METER - WATER METER - GAS METER PREVISED. UNDERGROUND THE THE SUPPLIES AND THE SUPPLIES FIELD WORK COMPLETED AND DATED THIS 1ST DAY OF MARCH, 2021. - EVERGREEN TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED - DOWNSPOUT - DOWNSPOUT WITH FLOW DIRECTION - DECIDUOUS TREE, MULTI TRUNK, LESS THAN 6" IPLS No. 3483 MY LICENSE EXPIRES 11/30/2022 - CONCRETE SURFACE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

